

STATE PUBLIC WORKS BOARD

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STATE PUBLIC WORKS BOARD

March 12, 1999

MINUTES**PRESENT:**

Annette Porini, Chief Deputy Director, Department of Finance
Karen McGagin, Deputy Director, Department of General Services
James Roberts, Chief Deputy Director, Department of Transportation
Barrett McInerney, State Controllers Office
Barbara Lloyd, Deputy Treasurer, Treasurer's Office

ADVISORY MEMBER:

Director, Employment Development Department

LEGISLATIVE ADVISORS:

Assembly Member Kevin Shelley
Assembly Member Dean Florez
Assembly Member Sally Havice
Senator Richard G. Polanco
Senator
Senator

STAFF PRESENT:

James E. Tilton, Administrative Secretary, State Public Works Board
Peggy Palmertree, Executive Secretary, State Public Works Board

OTHERS PRESENT:

Liz Steller, Department of General Services, RESD

CALL TO ORDER AND ROLL CALL:

The meeting was called to order by Ms. Annette Porini, Chairperson, Chief Deputy Director, Department of Finance at 10:05 a.m. Mr. James E. Tilton, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

APPROVAL OF MINUTES:

Mr. Tilton reported staff had reviewed the February 19, 1999 minutes and believed them to accurately reflect the Board's proceedings at the meeting and recommended approval.

Hearing no objections, the minutes of February 19, 1999 was unanimously approved.

BOND ISSUES:

Mr. Tilton reported that there were two bond items, both for interim financing. The first for \$108,416,000 for the Department of Health Services, Richmond Health Services Laboratory, Phase II.

Mr. Tilton noted that staff recommends approval of the resolution.

A motion was made by Mr. McInerney and seconded by Ms. Lloyd to approve Agenda Item #1 of the bonds calendar. The motion was unanimously adopted by a 5-0 vote.

Mr. Tilton reported the second bond item was for California Community Colleges, Grossmont-Cuyamaca Community College District, Drama Laboratory Remodel, Equipment.

Mr. Tilton noted that staff recommends approval of the resolution.

A motion was made by Mr. Roberts and seconded by Ms. McGagin to approve Agenda Item #2 of the bonds calendar. The motion was unanimously adopted by a 5-0 vote.

CONSENT CALENDAR:

Mr. Tilton noted that the consent calendar included Items #3 through #9.

Mr. Tilton indicated that the consent calendar proposed three requests to approve resolutions, four requests for approval of preliminary plans, and one request to authorize site selection and acquisition.

Mr. Tilton noted that staff recommends approval of the consent calendar, Items #3 through #9.

A motion was made by Mr. Roberts, and Seconded by Ms. McGagin to adopt the consent calendar and to approve Agenda Items #3 through #9. The consent calendar was adopted by a 5-0 vote.

ACTION ITEMS:

Mr. Tilton reported there was one action item.

Mr. Tilton indicated that Item #10 was for a CHP unspecified project. These funds were added by the Budget Conference Committee and were tied to a request by Assemblyman Bowler and information received by the Department of Finance indicated the funds were for a CHP museum and horse stable in Old Town Sacramento.

Mr. Tilton reported that when the funds were placed in the budget neither a project title nor description was provided; a scope description of the study does not exist. Mr. Tilton also

reported that the project was not included in the CHP's five-year capital outlay plan and that meetings have been held with the Department of Park and Recreation, Gold Rush District and the CHP. It was concluded that the funds are not needed for a CHP project and neither CHP and DPR object to reverting the funds to the General Fund.

Mr. Tilton noted that staff recommends that the funds be reverted to the General Fund.

Mr. Tilton indicated that Mr. Rick Stevenson had requested the opportunity to address the Board on this item.

Mr. Stevenson, of Sacramento, gave an overall briefing on the project indicating this had been an on-going plan for over 20-years to establish a horse drawn vehicle museum in Old Sacramento State Park, with buildings that would be recreated on the site.

After a brief discussion with the Board Member's, it was decided to postpone a decision on the CHP project until the April 9, 1999 PWB meeting. It was decided with a 3-0 vote.

REPORTABLES:

Mr. Tilton indicated there were four reportables.

OTHER BUSINESS:

Mr. Tilton noted there was no other business.

NEXT MEETING:

Mr. Tilton noted that the next PWB meeting is set for April 9, 1999 at 10:00 a.m.

Having no further business, the meeting was adjourned at 10:25 a.m.

BOND ITEMS

BOND – ITEM 1

DEPARTMENT OF HEALTH SERVICES (4260)

CONTRA COSTA COUNTY

Richmond Health Services Laboratory, Phase II

Authority: Chapter 324/98, Item 4260-301-0660(1)

a. Adopt a resolution to:

- (1) Authorize the sale of the State Public Works Board Lease Revenue Bonds.
- (2) Approve the form of and authorize the execution of the Construction Agreement between the Department of Health Services and the State Public Works Board.
- (3) Approve the form of and authorize the execution of a Facility Lease between the Department of Health Services and the State Public Works Board.
- (4) Approve the form of and authorize the execution of a Site Lease between the Department of Health Services and the State Public Works Board.
- (5) Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total Estimated Project Cost: \$108,416,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 1

Department of Health Services, Richmond Health Services Laboratory – Phase II

Action Requested

The requested action will adopt a resolution authorizing interim financing for the construction phase of this project to be repaid from the issuance of lease revenue bonds.

Scope Description

This project is within scope. The project constructs a 332,000 gsf laboratory, including 176,000 gsf of laboratory space, 106,000 gsf for an auditorium, offices and cafeteria; a 30,000 gsf warehouse; and 20,000 gsf of shops.

Funding and Project Cost Verification

This project is within cost.

\$115,256,000 total project cost

\$6,840,000 project costs previously allocated: preliminary plans and working drawings

\$108,416,000 to be allocated: \$91,613,000 for construction contracts; \$4,581,000 for contingency, and \$8,262,000 for other project costs

CEQA

The CEQA review period was completed in June 1996.

Project Schedule

The project schedule is as follows:

Approve working drawings: May 1999
Complete construction: October 2001

Staff Recommendation: Approve resolution.

BOND ITEMS

BOND – ITEM 2

**CALIFORNIA COMMUNITY COLLEGES (6870)
GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT
GROSSMONT COLLEGE
SAN DIEGO COUNTY
Drama Laboratory Remodel – Equipment**

Authority: Chapter 303/95, Item 6870-301-660(19)

a. Adopt a resolution to include the following:

- (1) Authorize the sale of State Public Works Board Lease Revenue Bonds.
- (2) Approve the form of and authorize the execution of the Equipment Agreement between the Trustees of the Grossmont-Cuyamaca Community College District and the State Public Works Board.
- (3) Approve the form of and authorize the execution of the Equipment Lease between the Trustees of the Grossmont-Cuyamaca Community College District and the State Public Works Board.
- (4) Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from proceeds of the sale of bonds.

Total equipment cost: \$122,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 2

California Community Colleges, Grossmont College, Drama Laboratory Remodel - Equipment

Action Requested

The requested action would authorize interim financing for the equipment phase of this project to be repaid from the proceeds from the sale of lease revenue bonds.

Scope Description

This project is within scope. This project provides equipment for 7,666 asf of renovated interior space of a black box theater that corrected hazardous conditions that evolved through theatrical adaptations to the existing structure.

Funding and Project Cost Verification

This project is within cost.

\$1,481,000 total project cost

\$109,000 preliminary plans and working drawings

\$1,250,000 construction

\$122,000 equipment

CEQA

This project continues to be in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings: July 1993

Staff Recommendation: Approve resolution.

CONSENT ITEMS

CONSENT – ITEM 3

**DEPARTMENT OF GENERAL SERVICES (1760)
REAL ESTATE SERVICES DIVISION
DEPARTMENT OF MOTOR VEHICLES (2740)
LONG BEACH DMV, LOS ANGELES COUNTY
Sale of Surplus Land**

Authority: Chapter 317/93

a. Approve resolution

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 3

Department of General Services, Real Estate Services Division
Department of Motor Vehicles, Sale of Surplus Land

Action Requested

The requested action will approve the resolution for conveyance by the Director of General Services of certain unimproved surplus State-owned property located at 2627 Pacific Avenue, Long Beach, County of Los Angeles.

Scope Description

This project is within scope. The Department of General Services has legislative authority to dispose of surplus State property as identified by specific departments. The DMV determined that its property at 2627 Pacific Avenue in Long Beach is no longer required by the Department. The Real Estate Services Division marketed the subject property and held a sealed bid opening July 20 1998. After failing to secure financing during its due diligence period, the high bidder withdrew its offer. The second high bidder executed a purchase agreement with the State.

RESD recommends approval of this transaction.

CEQA

N/A

Staff Recommendation: Approve resolution.

CONSENT ITEMS

CONSENT – ITEM 4

DEPARTMENT OF GENERAL SERVICES (1760)
REAL ESTATE SERVICES DIVISION
DEPARTMENT OF MOTOR VEHICLES (2780)
DMV FIELD OFFICE, LOS ANGELES COUNTY
DMV-111, Parcel 9893

Authority: Chapter 324/98, Item 2740-301-0044(6) 71.39.010

- a. Approve resolution
- b. Authorize acquisition

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 4

Department of General Services, Real Estate Services Division
Department of Motor Vehicles Field Station, DMV-111, Parcel 9893

Action Requested

The requested action will approve resolution and authorize the fee title acquisition through exercise of a lease purchase option for approximately 11,767 net usable square feet of office space on a 2.73± acre property in the City of Long Beach, California contingent upon completion of the 35-day CEQA litigation period.

Scope Description

This project is within scope. The 1998 Budget Act includes \$4,558,000-to exercise the lease purchase option for the acquisition of the Department of Motor Vehicles (DMV) Long Beach Field Office, located at 3700 Willow Street in the City of Long Beach, County of Los Angeles. This facility has been in leasehold since December 1, 1996 with an expiration date of November 30, 2011. The property will be acquired free of all liens, encumbrances, assessments, easements (other than public utilities or roads), and other leases.

Funding and Project Cost Verification

This project is within cost.

\$4,558,000 total estimated projects costs

CEQA

Notice of Exemption was filed with the State Clearinghouse on February 9, 1999. 30 days of the 35-day litigation period will have expired by the March 12, 1999 Public Works Board meeting. Board approval is requested contingent upon completion of the 35-day litigation period.

Project Schedule

The project schedule is as follows:

Escrow is required to close no earlier than June 1, 1999 per the lease purchase option.

Other

- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.
- This lease purchase option was a build to suit especially for DMV purposes with the intent that the State acquire the building by June 1, 1999 or as soon as possible thereafter. Rent is \$46,000/month until June 1, 1999, doubling to \$92,000/month thereafter which is far beyond market rates. Therefore, for every day that escrow is delayed beyond June 1, 1999, the penalty is an extra \$46,000/month, or approximately \$1500/day.

Staff Recommendation: Approve resolution and authorize acquisition.

CONSENT ITEMS

CONSENT – ITEM 5

**CALIFORNIA TAHOE CONSERVANCY (3125)
CARNELIAN BAY LAKE ACCESS – PHASE III
PLACER COUNTY**

*Authority: Chapter 324/98, 3125-301-0001(1) and (2)
Chapter 282/97, 3125-301-0443*

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 5

California Tahoe Conservancy, Carnelian Bay Lake Access Phase III

Action Requested

This requested action will provide approval of preliminary plans for this project and release of working drawing funds.

Scope Description

The project is within scope. The Legislature has approved funding from the General Fund and the Lake Tahoe Water Quality Subaccount of the Safe, Clean, Reliable Water Supply Fund of 1996 to achieve public access, stream environment zone/watershed restoration, and water quality, without specifying particular projects or establishing a particular project scope.

Located along the north shore of Lake Tahoe, along State Route 28, the project would enhance an existing passive recreation area, providing site restoration and water quality improvements to multiple parcels totaling approximately 2 acres. The project scope will consist of site improvements include habitat restoration by revegetation, primary treatment of runoff water by installation of sand/grease/oil traps or filters, removal of existing fill, construction of roads and concrete drainage structures at roads. Also included is work to be done along a portion of State Route 28 including installing curbs and gutters, fencing, arch-culvert highway undercrossings and revegetation.

Funding and Project Cost Verification

This project is within cost. The Legislature has approved funding from the General Fund and the Lake Tahoe Water Quality Subaccount of the Safe, Clean, Reliable Water Supply Fund of 1996 to achieve public access, stream environment zone/watershed restoration, and water quality, without specifying particular projects or their costs. This project furthers the mission of these programs and is eligible for funding from these appropriations.

\$1,765,000 total estimated project cost

\$34,000 previously allocated for preliminary plans

\$1,731,000 to be allocated for: working drawings \$126,000 and construction \$1,605,000 (contract \$1,294,000, contingency \$91,000, and A&E \$220,000) at CCCI 3847

The appropriations identified currently have balances as follows:

\$96,000 in Item 3125-301-0443/97, \$1,647,000 in Item 3124-301-0001(1)/98, and \$1,022,000 in Item 3125-301-0001(2)/98. Use of these funds for this project is consistent with the Department's overall plan for the remaining fund balances.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 29, 1996, the waiting period expired on September 2, 1996.

Project Schedule

The project schedule is as follows:

Approve working drawings:	April 1999
Complete construction:	January 2000

Other

- One-time costs: It is anticipated that over its first two years the project will involve support cost associated with the establishment of vegetation. This will include irrigation costs (i.e., utility billings for a 2-inch irrigation line) of approximately \$4,000 annually; and field crew costs estimated at \$1,200 annually. These costs would be absorbed within the Conservancy's existing resource management budget.
- Future costs: It is anticipated that ongoing future costs will involve periodic inspection and clean-up of the site, removal of any encroachments, vegetation management or maintenance activities, etc., on an as-needed basis. These costs would be absorbed within the Conservancy's ongoing resource management program and budget.

- Because the project area is adjacent to State Route 28 along the north shore of Lake Tahoe, coordination with CalTrans has been necessary. Phase III will require a CalTrans permit to place a drainage culvert under State Route 28. CalTrans representatives have been involved in the planning and design work to date, and plans have been revised to reflect their comments. No further issues have been raised.
- This project was evaluated by Conservancy, Lahontan Regional Water Quality Control Board and Tahoe Regional Planning Agency staff. No evidence of unsuitable fill was discovered.
- A thorough Heritage Resource Inventory of the project area was completed in May 1996. The site reconnaissance and literature search resulted in the determination that the site does not contain any heritage archaeological sites and that construction of the project would not adversely affect any significant resources.
- Phase III has been fully permitted by the Tahoe Regional Planning Agency.

Staff recommendation: **Approve preliminary plans and release of working drawing funds.**

CONSENT ITEMS

CONSENT – ITEM 6

**DEPARTMENT OF PARKS AND RECREATION (3790)
HUNGRY VALLEY STATE VEHICULAR RECREATION AREA
LOS ANGELES COUNTY**

Department Parcel Number A16001

*Authority: Chapter 139/94, 3790-301-263(3) as reappropriated by
Chapter 282/97, 3790-490-0263(3)
Chapter 303/95, 3790-301-263(5) as reappropriated by
Chapter 324/98, 3790-490-0263(2)*

- a. Authorize site selection and acquisition**
- b. Approve resolution**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 6

Department of Parks and Recreation, Hungry Valley State Vehicular Recreation Area

Action Requested

This requested action will authorize the site selection and acquisition of approximately 14.66+ acres to be acquired from the property owner and approve a resolution.

Scope Description

This project is within scope. The Legislature has approved the funding from the Off-Highway Vehicle Trust Fund (Statewide Opportunity Account) for the purchase of additions to units of the Off-Highway Vehicular Recreation System, without specifying particular parcels. The parcel is unimproved and unoccupied and acquisition is sought in fee simple.

Funding and Project Cost Verification

This project is within cost. The budget act appropriations and reappropriations (in the cited items) currently have balances of approximately \$43,000 and \$190,000, respectively. Use of these funds for this acquisition proposal is consistent with the Department's overall plan for the remaining fund balances.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 20, 1997, the waiting period expired on June 23, 1997.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in May of 1999.

Other

- The property was appraised by a private fee appraiser and the proposed offer is consistent with the fair market value approved by DGS staff. Consideration of any implied dedication was reflected in the property valuation.
- No environmental hazard assessment was conducted as there were no indications or history of contamination.
- The Department is not aware of an immediate need to address or remediate potential safety or environmental issues pertaining to the property.
- The Department is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the property.

Staff recommendation: Authorize site selection and acquisition and approve resolution.

CONSENT ITEMS

CONSENT – ITEM 7

DEPARTMENT OF DEVELOPMENTAL SERVICES (4300)
LANTERMAN DEVELOPMENTAL CENTER, LOS ANGELES COUNTY
Security Improvements

Authority: Chapter 324/98, Item 4300-301-0001(1.6)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 7

Department of Developmental Services, Lanterman Developmental Center,
Security Improvements

Action Requested

The requested action will provide approval of preliminary plans and release of working drawing funds.

Scope Description

The project is within scope. The scope of the proposed project provides for new security improvements to establish three secured forensic housing units and two special behavioral units. The new security improvements include security fencing, sallyport, area lighting, observation towers, security control office, fence alarms, key shunt devices, motion detectors, door monitors, personal alarm system, CCTV surveillance, security window screens, nurse station security enclosures, two (2) 4,000 sf free-standing Day Training Activity Center buildings, parking, and associated site improvement work. Site improvements include grading, building pad preparation, utility connections, site lighting, fencing, concrete walkways, etc.

Funding and Project Cost Verification

The project is within cost.

\$4,992,000 total estimated project cost

\$248,000 previously allocated for preliminary plans

\$260,000 to be allocated for working drawings: A&E \$183,000, and other project costs \$77,000

\$4,484,000 to be allocated for construction: contracts \$3,824,000, contingency \$268,000 A&E \$236,000, and other project costs \$156,000

CEQA

A Notice of Determination was filed with the State Clearinghouse on February 9, 1999, the waiting period expired on March 11, 1999.

Project Schedule

The project schedule is as follows:

Approve working drawings: September 1999

Complete construction: May 2000

Staff Recommendation: Approve preliminary plans and release of working drawings funds.

CONSENT ITEMS

CONSENT – ITEM 8

**EMPLOYMENT DEVELOPMENT DEPARTMENT (5100)
SAN BERNARDINO OFFICE, SAN BERNARDINO COUNTY**
Renovation and Asbestos Abatement

Authority: Chapter 324/98, Item 5100-301-0890(2)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 8

Employment Development Department, San Bernardino Office,
Renovation and Asbestos Abatement

Action Requested

The requested action will provide approval of preliminary plans and release working drawing funds.

Scope Description

This project is within scope. The project will renovate the existing 15,886 gross square foot office building. Work consists of demolition of all interior items, abatement of hazardous materials, and installation of all new electrical, mechanical, and architectural systems. Exterior work includes the removal and replacement of the existing glazing and roof, adding a trash enclosure, and providing an employee patio.

Funding and Cost Verification

This project is within cost.

\$2,301,000 estimated project cost

\$95,000 previously allocated for preliminary plans

2,206,000 to be allocated: working drawings \$127,000; construction \$2,079,000
(\$1,691,000 contract, \$118,000 contingency, \$111,000 A&E, \$159,000 other)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 23, 1998, the waiting period expired on January 27, 1999.

Project Schedule

The project schedule is as follows:

Approve working drawings: August 1999
Complete construction: September 2000

Staff Recommendation: Approve preliminary plans and release working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 9

UNIVERSITY OF CALIFORNIA (6440)
RIVERSIDE CAMPUS, RIVERSIDE COUNTY
Entomology Buildings Seismic Replacement

Authority: Chapter 324/98, Item 6440-303-0574(4)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 9

University of California, Irvine, Entomology and Seismic Improvements, Phase 1

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The Entomology Buildings Seismic Replacement project will construct a new entomology instruction and research facility of approximately 38,731 assignable square feet to house existing entomological programs currently located in the Entomology, Entomology annex, Insectary and Vectorium buildings.

Funding and Project Cost Verification

This project is within cost.

\$24,204,000 total estimated project cost

\$1,690,000 project costs previously allocated: preliminary plans \$991,000; working drawings \$699,000

\$22,514,000 to be allocated: construction \$22,514,000 (\$20,128,000 contracts, \$1,007,000 contingency, A&E \$1,379,000)

CEQA

The project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings: August 1999

Complete construction: October 2001

Staff Recommendation: Approve preliminary plans.

ACTION ITEMS

ACTION – ITEM 10

CALIFORNIA HIGHWAY PATROL (2720)

UNSPECIFIED LOCATION

Unspecified Project

Authority: Chapter 324/98, Item 2720-301-0001

a. Approve reversion

<u>Location</u>	<u>Chapter/Year</u>	<u>Item</u>	<u>Amount</u>
Unspecified Location and Project	324/98	2720-301-0001	\$150,000

HELDOVER.

ACTION ITEMS

STAFF ANALYSIS – ITEM 10

California Highway Patrol, Unspecified Location and Project

The 1998 Budget Act includes \$150,000 in the California Highway Patrol's (CHP) budget unspecified capital outlay. These funds were added by the Budget Conference Committee and were tied to a request by Assemblyman Bowler. Information received by the Department of Finance (DOF) indicated the funds were for a CHP museum and horse stable in Old Town Sacramento. When the funds were placed in the budget neither a project title nor description was provided; a scope description of the study does not exist. The project is not included in the CHP's five-year capital outlay plan.

DOF staff recently received a copy of a draft interagency agreement between the Department of Parks and Recreation (DPR) and the CHP to permit DPR to utilize the \$150,000 to update the masterplan for the Gold Rush District (Old Town Sacramento). DOF conducted a meeting on February 8, 1999 with the CHP, staff from the Gold Rush District and the DPR's budget office. During the course of that meeting, the CHP indicated it does not desire to utilize the appropriation for any CHP study or capital outlay purpose.

During the February 8th meeting DPR district staff reported they understood the funds were intended to be used for a transportation related museum in Old Town Sacramento. Since a transportation museum is neither a priority of the park district nor in its masterplan, the district independently undertook developing an alternative use for the funds. The district proposes to use the funds to update the masterplan for the Gold Rush District if the funds were made available to DPR. The CHP indicated that it was not party to developing the interagency agreement and did not have knowledge of its content prior to the February 8th meeting.

There is no established scope for the use of the \$150,000. Use of the funds by DPR would require a scope change pursuant to Government Code Section 13332.11(f). The proposed use by DPR has not been subject to any level of review in relationship to the highest, best use of the General Fund monies. The CHP is not desirous of utilizing the funds and would support reverting the funds; DPR would not object to the reversion.

Staff Recommendation: **Revert the funds. The purpose of the funds is unclear. The reversion would add \$150,000 to the General Fund reserve.**

OTHER BUSINESS

No other business.

REPORTABLES

To be presented at meeting.

Date:

Respectfully Submitted,

JAMES E. TILTON
Administrative Secretary